

Inv. 398 rec 108

01709

Know all Men by these Presents

That it, THE HYDE SCHOOL, a corporation organized and existing under the laws of the State of Maine, and located at Bath, in the County of Sagadahoc and State of Maine,

in consideration of Twenty-eight thousand five hundred and no/100 ----- dollars

paid by the Bath Savings Institution, a corporation organized and existing by law, and located at Bath, in the County of Sagadahoc, and State of Maine, the receipt whereof <sup>IT</sup> ~~does~~ <sup>do hereby</sup> acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Bath Savings Institution, its successors and assigns, forever,

A certain lot or parcel of land, together with all the buildings thereon, situated in Bath in the County of Sagadahoc, and the State of Maine, bounded and described as follows, to wit:

On the North by South Street, so-called; on the East by land of the Hyde School on the South by land of the Hyde School; and on the West by High Street.

For source of title, reference may be had to Warranty Deed from David L. Kramer and Sonja A. Kramer to Hyde School, dated May 31, 1974, to be recorded in the Sagadahoc County Registry of Deeds, book and page to be assigned.

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This instrument includes all heating, plumbing and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

To have and to hold the aforesigned and bargained premises, with all the privi-  
leges and appurtenances thereto, to the said Bath Savings Institution, its successors and assigns, to  
its and their use and behoof forever.

**AND IT** does  
covenant with the said Grantee, its successors and assigns, that it is  
lawfully seized in fee of the premises; that they are free of all encumbrances;

that it has full good right to sell and convey the same to the said Grantee to hold as aforesaid;  
and that it and its successors  
shall and will **Warrant and Defend** the same to the said  
Bath Savings Institution, its successors and assigns forever, against the lawful claims and demands of  
all persons.

**Provided Nevertheless**, that if the said Grantee, its successors  
heirs, executors or administrators, shall pay to the said Grantee, its successors or assigns, the principal  
sum of **Twenty-eight thousand five hundred and no/100 Dollars (\$ 28,500.00)**  
with interest thereon at the rate set forth in a certain promissory note of even date herewith and se-  
cured hereby, all in accordance with the provisions of said note; and shall pay all taxes and other assess-  
ments levied or assessed against said premises within such time as they may be paid without incurring  
the payment of interest or penalty; and shall, at all times, keep said buildings insured, payable to said  
Grantee, its successors and assigns, in manner satisfactory to it, and at least to the extent of the claim  
hereby secured; and shall, at all times, keep said premises in at least as good repair and condition as  
the same now are; and shall not commit or permit any strip or waste of said mortgaged premises; and  
shall on demand, or as agreed, repay to said Bank all advances which it shall consider necessary hereafter  
to make for payment of taxes, insurance and repairs and otherwise for the protection of its security, and  
shall repay future advances made at the option of the parties to this mortgage according to the terms  
hereof, to the extent the aggregate amount outstanding at any one time of such debts, obligations and

future advances shall not exceed **Twenty-eight thousand five hundred and no/100 Dollars**

(\$28,500.00), and all expenses, if they are incurred, of foreclosure of this mortgage, with interest on said sum as aforesaid, and shall faithfully perform all the covenants, conditions and agreements contained herein and in the obligation secured hereby, then this mortgage shall be void; otherwise the same shall remain in full force.\*

**In Witness Whereof,** IT is witness, THE HYDE SCHOOL  
has caused this instrument to be sealed with its corporate seal and signed in its  
corporate name by Leonard C. Mulligan, its Treasurer, thereunto duly authorized.

3rd day of June, in the year of our Lord one thousand nine hundred  
and Seventy-four.

Signed, Sealed and Delivered  
in presence of

*Edward J. Fletcher*

HYDE SCHOOL

Leonard C. Mulligan  
Treasurer

State of Maine

June 3, 1974

Personally appeared the above named Leonard C. Mulligan as Treasurer of said Hyde  
School and acknowledged the foregoing instrument to be his

his free act and deed, and the free act and deed of said  
corporation.

*Edward J. Fletcher*  
Notary Public

BAGADAHOC, SS Registry of Deeds  
RECEIVED JUN 3 1974 11:05 A.M. C.M.  
AND RECORDED FROM THE ORIGINAL